

Special Consideration, when conducting PRHA inspections, on certain inspectable items that are unique to the Puerto Rico properties:

- **Building Definition:** A roof over a basketball court, with utility supported by columns and no walls is not a building under REAC definition of a building.



- **Mailboxes:** If the property has more mailboxes than residential units, the unused mailboxes must have doors supplied by the USPS or be enclosed by the property. There cannot be open mailboxes.



- **Windows:** Security bars on windows not intended for egress is not a defect. This also applies to blocked egress on windows that have air conditioners or furniture blocking egress from the window.



- **Windows:** Almost all PRHA's developments are installed with hurricane type window. If a jalousie window with metal panes, as found in Puerto Rico, has missing metal pane(s) or shutters, this is to be recorded as a defect under Windows/Missing Panes.



- **Porch:** If a residential unit have an extension with the porch roof or enclosed the patio with walls and a roof, these additions will be inspect under either unit if the unit is in the sample) or building exterior (if building is in the sample with no sample units).



- **Blocked Egress:** A double cylinder dead bolt on a security grate that leads to an enclosed porch/patio is a blocked fire exit.



- **Building Inspection:** When a property comprised of a series of houses attached together. Each grouping has approx, 5-7 houses and the RPHA owned only 1 house among each grouping (see photo). During the inspection, inspector should only inspect the building exteriors of only the single house owned by the PRHA and not to inspect the rest of the privately owned houses in each grouping. Outside each house, an individual electrical panel box can be found serving each individual house. Electrical boxes belong to houses that're privately owned should not be inspected.
- **Toilet:** In a Common Area bathroom the P/O/A has removed one of two toilets and sealed the sanitary sewer line and patched the floor but did not remove the angle stop valve in the wall, this would not be recorded as a missing toilet-Level 3. It would not be a defect.



- **Utility Company's Equipment:** Meter bases and electrical main breakers belonging to the utility company are not to be inspected. If a EH&S defect is observed on the utility company electrical panels, record it under H&S-Other. This would apply to a missing breaker/open breaker port, and/or a missing meter cover on the meter base panel in an electrical box **with clear evidence that the utility company owns it.**
- **Refrigerator:** If the PHA does not supply refrigerators and the resident does not have a refrigerator of their own, this is a defect under Kitchen/Missing refrigerator.
- **Propane Tank:** A propane tank stored inside of the unit is a defect under improperly stored flammable materials. A propane tank stored on an unenclosed patio is not a defect. A propane tank stored on an enclosed patio (either originally built enclosed or resident enclosed) is a defect.
- **Balcony Drain:** If a balcony has a floor drain that is not connected to the building's sanitary sewer system and the drain strainer is missing, this is not a defect.
- **Shower Drain:** If a built in shower has a missing strainer on the shower floor drain, this is recorded as a Bathtub/Shower Missing stopper, Level 1 not, Building Systems-Sanitary Sewer-Missing Sanitary Sewer Cover.
- **Ranges:** If kitchen ranges are not supplied by the PRHA and the resident has chosen to use a portable two burner cook top with no oven, this is an acceptable stove and is to be inspected accordingly. It is not a defect because it does not have an oven.

- **Bathroom:** If a Common Area bathroom has a sign on the door that it is "Out of Use", it will be inspected under Common Area Bathroom.
- **Drinking Fountain:** If a drinking fountain has been removed, the drain line capped and the angle stop has not been removed, this is not a defect. There is no place in the PASS software to record a missing drinking fountain.
- **Blocked Electrical Panel Box:** For most of the newly constructed/modernized property in which the architectural design placed the electrical panel box servicing all units in the building on the rear wall in one of the ground floor unit. And in PR, every ground floor apartments are modernized with security bar and gate that block access to this ground floor apartment. As a result, the electrical panel box cannot be inspected unless the resident in this ground floor apartment happen to be home during the inspection. Inspectors to record blocked egress - electrical panel in every buildings in these newly constructed properties.

